

MEETINGS TO DATE 23
NO. OF REGULARS 13
NO. OF SPECIALS 10

LANCASTER, NEW YORK
JULY 9, 1990

A joint meeting of the Town Board and the Planning Board of the Town of Lancaster, New York, was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 9th day of July, 1990, at 7:00 P.M. and there were

PRESENT: STANLEY JAY KEYSA, SUPERVISOR
RONALD A. CZAPLA, COUNCILMAN
ROBERT H. GIZA, COUNCILMAN
DONNA G. STEPNIAK, PLANNING BOARD CHAIRMAN
JOHN P. GOBER, PLANNING BOARD MEMBER
GEORGE E. O'NEIL, PLANNING BOARD MEMBER
MELVIN H. SZYMANSKI, PLANNING BOARD MEMBER
MILDRED WHITTAKER, PLANNING BOARD MEMBER

ABSENT: DONALD E. KWAK, COUNCILMAN
JOHN T. MILLER, COUNCILMAN
ANTHONY FRANJOINE, PLANNING BOARD MEMBER
JOHNSTON N. REID, JR., PLANNING BOARD MEMBER

ALSO PRESENT: ROBERT P. THILL, TOWN CLERK
RICHARD J. SHERWOOD, TOWN ATTORNEY
ROBERT L. LANEY, BUILDING INSPECTOR

PURPOSE OF MEETING:

This joint meeting of the Town Board and Planning Board of the Town of Lancaster was held for the purpose of acting as a Municipal Review Committee for a State Environmental Quality Review of three actions.

**IN THE MATTER OF THE SEQR REVIEW OF THE
KEITH A. WILKINSON, SR. REZONE PETITION**

The joint boards proceeded with the short Environmental Assessment Form on the Wilkinson Rezone matter with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form, entitled "Part II Environmental Assessment", which was provided to each member.

THE FOLLOWING RESOLUTION WAS OFFERED BY
PLANNING BOARD CHAIRMAN STEPNIAK
WHO MOVED ITS ADOPTION, SECONDED BY
PLANNING BOARD MEMBER O'NEIL, TO WIT:

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RESOLVED, that the following Negative Declaration be adopted.

NOTICE OF DETERMINATION:

KEITH A. WILKINSON, SR. REZONE PETITION

NEGATIVE DECLARATION

PLEASE TAKE NOTICE, that the Town of Lancaster, acting as the designated lead agency under the State Environmental Quality Review Act, has reviewed the following described proposed action, which is an unlisted action, through its designated Municipal Review Committee, and that committee having found no significant environmental impact, the lead agency, now issues a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law.

NAME AND ADDRESS OF LEAD AGENCY

Town of Lancaster
21 Central Avenue
Lancaster, New York 14086
Nicholas LoCicero, Deputy Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately 4.65 acres. The location of the premises being reviewed is on the north side of Genesee Street east of Main Street (Bowmansville) Town of Lancaster.

REASONS SUPPORTING DETERMINATION

The lead agency, the Town of Lancaster, through the review of the Municipal Review Committee, which is made up of at least three (3) members of the Town Board of the Town of Lancaster together with at least three (3) members of the Planning Board of the Town of Lancaster, has found, in their item for item completion of the Short Environmental Assessment Form on this proposed action as follows:

- A. The action does not exceed any type 1 threshold in 6 NYCRR, Part 617.12.
- B. The action will receive coordinated review as provided for unlisted actions in 6 NYCRR, Part 617.6.
- C. The proposed action will not result in any adverse effects associated with the following: (except as noted)
 - C.1 Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems.

NOTE: There will be a small to moderate affect on traffic, surface water drainage, and flood plain. The project should improve local drainage.

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C.2 Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character.

NOTE: There will be a small to moderate affect on the historic neighborhood, however, this will be mitigated by landscaping.

C.3 Vegetation or fauna, fish, shellfish or wildlife species significant habitats, or threatened or endangered species.

No adverse effects noted

C.4 A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources.

No adverse effects noted

C.5 Growth, subsequent development, or related activities likely to be induced by the proposed action.

No adverse effects noted

C.6 Long term, short term, cumulative, or other effects not identified in C1-C5.

No adverse effects noted

C.7 Other impacts (including changes in use of either quantity or type of energy.

No adverse effects noted

D. There is a possibility of a small to moderate controversy related to potential adverse environmental impacts. A neighbor has expressed concern over possible adverse effects of surface water run off, however, the storm drainage analysis submitted by the developer indicates that the project will improve local drainage.

s/s _____
Stanley Jay Keysa, Supervisor
Town of Lancaster

July 9, 1990

and,

BE IT FURTHER

RESOLVED, that the Town Attorney's Office prepare and file a "Negative Declaration" Notice of Determination of Non-Significance in this matter with the petitioner and with all required New York State and Erie County agencies, filing a copy of the letter of transmittal and "Negative Declaration" with the Town Clerk.

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The question of the adoption of the foregoing Notice of Determination was duly put to a vote on roll call which resulted as follows:

SUPERVISOR KEYSA	VOTED YES
COUNCILMAN GIZA	VOTED YES
COUNCILMAN CZAPLA	VOTED YES
COUNCILMAN KWAK	WAS ABSENT
COUNCILMAN MILLER	WAS ABSENT
PLANNING BOARD CHAIR. STEMPNIAK	VOTED YES
PLANNING BOARD MEMBER FRANJOINE	WAS ABSENT
PLANNING BOARD MEMBER GOBER	VOTED YES
PLANNING BOARD MEMBER O'NEIL	VOTED YES
PLANNING BOARD MEMBER REID	WAS ABSENT
PLANNING BOARD MEMBER SZYMANSKI	VOTED YES
PLANNING BOARD MEMBER WHITTAKER	VOTED YES

The Notice of Determination was thereupon unanimously adopted.

July 9, 1990

**IN THE MATTER OF THE SEQR REVIEW OF THE
SITE PLAN FOR THE FOX VALLEY COUNTRY CLUB**

The joint board then proceeded with the Environmental Assessment on the proposed Fox Valley Country Club matter with an item for item review and discussion of the project impact and magnitude as outlined on an Full Environmental Assessment Form Part 2 which was provided to each member.

THE FOLLOWING RESOLUTION WAS OFFERED
BY PLANNING BOARD CHAIRMAN STEMPNIAK
WHO MOVED ITS ADOPTION, SECONDED BY
COUNCILMAN CZAPLA, TO WIT:

RESOLVED, that the following Negative Declaration be adopted:

**NOTICE OF DETERMINATION
SITE PLAN FOR FOX VALLEY COUNTRY CLUB
NEGATIVE DECLARATION**

PLEASE TAKE NOTICE, that the Town of Lancaster, acting as the designated lead agency under the State Environmental Quality Review Act, has reviewed the following described proposed action, which is a Type 1 action, through its designated Municipal Review Committee, and that committee having found no significant environmental impact, the lead agency, now issues a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law.

NAME AND ADDRESS OF LEAD AGENCY

Town of Lancaster
21 Central Avenue
Lancaster, New York 14086
Nicholas LoCicero, Deputy Town Attorney
716-684-3342

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NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately 140 acres.

The location of the premises being reviewed is 6161 Genesee Street. (south side of Genesee Street, west of Ransom Road, east of Pavement)

The lead agency, the Town of Lancaster, through the review of the Municipal Review Committee, which is made up of at least three (3) members of the Town Board of the Town of Lancaster together with at least three (3) members of the Planning Board of the Town of Lancaster, has found the proposed action impacts to be as follows:

1. The proposed action will result in a small to moderate physical change to the project site. Erosion control is needed. Bridge plans will require D.E.C. and Town approval.
2. The proposed action will not effect any unique or unusual land forms found on the site.
3. The proposed action will have a small to moderate affect on a water body designated as protected. The bridge structures over Ellicott Creek will have metal pilings as abutments with concrete caps-no excavation.
4. The proposed action will not affect any non-protected existing or new body of water.
5. The proposed action will have small to moderate affect on surface or ground water quality or quantity. Drainage permit for septic system will be required. On site ponds will be used to water greens. Erosion control will be required during construction.
6. The proposed action will not alter drainage flow patterns or surface water runoff.
7. The proposed action will not affect air quality.
8. The proposed action will have a small to moderate affect on threatened or endangered species. Herbicides will be applied to greens more than twice a year.
9. The proposed action will not substantially affect non-threatened or endangered species.
10. The proposed action will have a small to moderate affect on agricultural land resources. About 30 acres of corn and wheat will be converted to grass.
11. The proposed action will not affect aesthetic resources.
12. The proposed action will not impact any site or structure of historic,

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pre-historic or paleontological importance. The review committee did note that the proposed project is approximately one mile from the Hull Peterson historic site on Genesee Street.

13. The proposed action will not affect the quantity or quality of existing or future open spaces or recreational opportunities. The proposed action will improve recreational opportunities.
14. The proposed action will have a small to moderate effect on existing transportation systems.
15. The proposed action will not affect the community's sources of fuel or energy supply.
16. There will not be objectional odors, noise, or vibration as a result of this proposed action.
17. The proposed action will not affect public health and safety.
18. The proposed action will not affect the character of the existing community. The proposed action will create modest employment.
19. There is not, or is there likely to be, public controversy related to potential adverse environmental impacts.

s/s _____
Stanley Jay Keysa, Supervisor
Town of Lancaster

July 9, 1990

and,

BE IT FURTHER

RESOLVED, that the Supervisor of the Town of Lancaster be and is hereby authorized to execute a "Negative Declaration" Notice of Determination of Non-Significance in this matter, and

BE IT FURTHER

RESOLVED, that the Town Attorney's Office prepare and file a "Negative Declaration" Notice of Determination of Non-Significance in this matter with the petitioner and with all required New York State and Erie County agencies, filing a copy of the letter of transmittal and "Negative Declaration" with the Town Clerk.

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The question of the adoption of the foregoing Notice of Determination was duly put to a vote on roll call which resulted as follows:

SUPERVISOR KEYSA	VOTED YES
COUNCILMAN GIZA	VOTED YES
COUNCILMAN CZAPLA	VOTED YES
COUNCILMAN KWAK	WAS ABSENT
COUNCILMAN MILLER	WAS ABSENT
PLANNING BOARD CHAIR. STEMPNIAK	VOTED YES
PLANNING BOARD MEMBER FRANJOINE	WAS ABSENT
PLANNING BOARD MEMBER GOBER	VOTED YES
PLANNING BOARD MEMBER O'NEIL	VOTED YES
PLANNING BOARD MEMBER REID	WAS ABSENT
PLANNING BOARD MEMBER SZYMANSKI	VOTED YES
PLANNING BOARD MEMBER WHITTAKER	VOTED YES

The Notice of Determination was thereupon unanimously adopted.

July 9, 1990

**IN THE MATTER OF THE SEQR REVIEW OF THE
LANCASTERSHIRE, INC. REZONE PETITION**

The joint board then proceeded with the Environmental Assessment on the proposed Lancastershire Rezone matter with an item for item review and discussion of the project impact and magnitude as outlined on an Full Environmental Assessment Form Part 2 which was provided to each member.

The project proponents have asked that the original rezone petition encompassing 50.8 acres be amended and limited to only 14.7 acres all of which are out of the flood plain at the north end of the project site. The project proponents have also asked that the original rezone petition requesting MFR-4 rezoning be amended to MFR-3 a lower zoning density for construction of approximately 90 townhouses.

THE FOLLOWING RESOLUTION WAS OFFERED
BY COUNCILMAN CZAPLA WHO MOVED
ITS ADOPTION, SECONDED BY COUNCILMAN
GIZA, TO WIT:

RESOLVED, that the following Negative Declaration be adopted:

**NOTICE OF DETERMINATION
LANCASTERSHIRE, INC. REZONE PETITION
NEGATIVE DECLARATION**

PLEASE TAKE NOTICE, that the Town of Lancaster, acting as the designated lead agency under the State Environmental Quality Review Act, has reviewed the following described proposed action, which is a Type 1 action,

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through its designated Municipal Review Committee, and that committee having found no significant environmental impact, the lead agency, now issues a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law.

NAME AND ADDRESS OF LEAD AGENCY

Town of Lancaster
21 Central Avenue
Lancaster, New York 14086
Nicholas LoCicero, Deputy Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately 14.7 acres.

The location of the premises being reviewed is on the south side of Broadway between Cemetery and Pavement Roads.

The lead agency, the Town of Lancaster, through the review of the Municipal Review Committee, which is made up of at least three (3) members of the Town Board of the Town of Lancaster together with at least three (3) members of the Planning Board of the Town of Lancaster, has found the proposed action impacts to be as follows:

1. The proposed action will result in a small to moderate physical change to project site.
2. The proposed action will not effect any unique or unusual land forms found on the site.
3. The proposed action will have a small to moderate affect on a water body designated as protected. The project will be limited to area uphill from flood plain. A stream bank disturbance permit may be required.
4. The proposed action will not affect any non-protected existing or new body of water.
5. The proposed action will have a small to moderate affect on surface or ground water quality or quantity. Proponent will extend ECSD-4 trunk line to project site. Erosion control will be required.
6. The proposed action will result in a small to moderate alteration of drainage flow patterns or surface water runoff. Surface water will be piped and run through detention basins.
7. The proposed action will not affect air quality.
8. The proposed action will have a small to moderate affect on threatened or endangered species. Herbicides will be applied to lawns more than twice a year.
9. The proposed action will not substantially affect non-threatened or

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endangered species.

10. The proposed action will not affect agricultural land resources.
11. The proposed action will have a small to moderate affect on aesthetic resources.
12. The proposed action will not impact any site or structure of historic, pre-historic or paleontological importance.
13. The proposed action will not affect the quantity or quality of existing or future open spaces or recreational opportunities.
14. The proposed action will have a small to moderate effect on existing transportation systems.
15. The proposed action will have a small to moderate affect on the community's sources of fuel or energy supply.
16. There will not be objectional odors, noise, or vibration as a result of this proposed action.
17. The proposed action will not affect public health and safety.
18. The proposed action will have a small to moderate affect on the character of the existing community.
19. There is not, or is there likely to be, public controversy related to potential adverse environmental impacts.

s/s _____
Stanley Jay Keysa, Supervisor
Town of Lancaster

July 2, 1990

and,

BE IT FURTHER

RESOLVED, that the Supervisor of the Town of Lancaster be and is hereby authorized to execute a "Negative Declaration" Notice of Determination of Non-Significance in this matter, and

BE IT FURTHER

RESOLVED, that the Town Attorney's Office prepare and file a "Negative Declaration" Notice of Determination of Non-Significance in this matter with the petitioner and with all required New York State and Erie County agencies, filing a copy of the letter of transmittal and "Negative Declaration" with the Town Clerk.

25 X

32 X

The question of the adoption of the foregoing Notice of Determination was duly put to a vote on roll call which resulted as follows:

SUPERVISOR KEYSA	VOTED YES
COUNCILMAN GIZA	VOTED YES
COUNCILMAN CZAPLA	VOTED YES
COUNCILMAN KWAK	WAS ABSENT
COUNCILMAN MILLER	WAS ABSENT
PLANNING BOARD CHAIR. STEMPIAK	VOTED YES
PLANNING BOARD MEMBER FRANJOINE	WAS ABSENT
PLANNING BOARD MEMBER GOBER	VOTED YES
PLANNING BOARD MEMBER O'NEIL	VOTED YES
PLANNING BOARD MEMBER REID	WAS ABSENT
PLANNING BOARD MEMBER SZYMANSKI	VOTED YES
PLANNING BOARD MEMBER WHITTAKER	VOTED YES

The Notice of Determination was thereupon unanimously adopted.

July 9, 1990

ON MOTION DULY MADE, SECONDED AND CARRIED, by voice vote, the joint meeting was adjourned at 8:45 P.M.

Signed

Robert P. Thill

Robert P. Thill, Town Clerk

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